



25 September 2006

Via e-mail: john.baty@sanjoseca.gov

Evergreen-East Hills Community Task Force
c/o John Baty, City Planning Department
San Jose City Hall
200 E. Santa Clara Street
San Jose, CA 95113

RE: Alternatives for the Evergreen Valley College Site

Dear Task Force Members:

I am writing on behalf of the owners of Canyon Creek Plaza, LP and the Evergreen Village Center to request that proposed alternative land uses for the Evergreen Valley College (EVC) site being considered as part of the Evergreen-East Hills Vision Strategy honor the original Evergreen Specific Plan Task Force recommendations and adopted Evergreen Specific Plan (ESP) by denying the Evergreen Community College District's request for approval of a major supermarket at the Evergreen Valley College site on San Felipe Road.

As former Evergreen/District 8 Council representative and Chair of the original Evergreen Specific Plan 17 member task force comprised of local neighborhood/community members, school district representatives, East Valley YMCA, property owners and city staff conducted a 15 month public task force process to develop the Evergreen Specific Plan approved by Council in May 1992.

Throughout the Specific Plan process one of the core foundations of the task force's work was to plan for and encourage the future private commercial investment necessary to serve existing and emerging neighborhoods that would make south Evergreen, Silver Creek and the Evergreen Specific Plan area their home. At this time the Silver Creek PRC had a commercial designation for property fronting Silver Creek Valley Road, today known as "Canyon Creek Plaza". During the ESP task force deliberations it was known that Canyon Creek Plaza was targeted as an area to secure a full service grocery opportunity.

From a land use standpoint and proximity to existing and future neighborhoods the ESP Village Center was targeted during the Task Force process for properties near Mirassou Vineyards determined to be the best location to provide a strong civic and community identity anchored with retail and professional office opportunities that were lacking in

this geographic area. A community meeting held early during the task force process in which a key discussion was the placement, design and purpose of a core commercial development within the ESP. It was out of that community meeting that a Village Square and Plaza Park was vetted receiving strong community consensus and ultimately full Task Force support. During community meetings and at follow up Task Force meetings the uses consistently expressed to locate within the Village Center were full service grocery store, health club, restaurants, retail stores and support commercial services.

During this timeframe the property owners of Canyon Creek Plaza and Evergreen Village Center were encouraged by city staff to invest in full service grocery stores to anchor their respective retail centers. To take actions today that would undermine the investment and viability of these markets and contiguous businesses would be unfair to all who invested their time, money and commitment to the future success of the Evergreen area.

I urge today's Evergreen-East Hills Community Task Force to deny the request of Evergreen Valley College for approval to accommodate a major supermarket at the college site. Canyon Creek Plaza LLP and the ESP Village Center's developers Ed Abelite and Shapell Industries have worked very hard to bring these challenging commercial opportunities to the greater Evergreen community. To change the long term view would only threaten the very resources the community fought so hard to secure.

Sincerely,

Patricia E. Sausedo
Sausedo Company Consulting

PS/dm

Cc: Ed Abelite
Kelly Erardi
Joan Gallo